



दिल्ली विकास प्राधिकरण
Delhi Development Authority
भवन अनुभाग
Building Section
सी-1, विकास सदन, नई दिल्ली-110023
C-1, Vikas Sadan, New Delhi-110023



No. F22(01)86/Bldg./ 212

Dated: 04.06.2025

MINUTES OF THE MEETING

A meeting was held under the chairmanship of of Director (Building) on 29.05.2025 (Thursday) at 12:00 PM in Room No. C1/ 112, 1st Floor, Block-C, Vikas Sadan, INA, Delhi-110023, regarding unauthorised construction and misuse of the areas in Plot No. 3 (T.C. Jaina Tower-I) and Plot No. 6 (T.C. Jaina Tower-II), District Centre, Janakpuri, Delhi. A copy of attendance sheet is annexed as **Annexure- 'A'**.

At the outset, the matter was briefed by Dy. Director (Bldg.) C&I. Brief of the matter is annexed as Annexure- 'B':

- a) Based on the brief of the matter, Commercial Land (CL) Branch, DDA was requested to examine this matter and inspect the properties in question for taking further appropriate action in case of violation of lease conditions.
- b) The CL Branch was also requested to verify from their records whether the lessee of the subject properties has sold units/spaces with the permission of the lessor/DDA and whether annual rent has been submitted in a timely manner.
- c) Further, Legal Department, DDA was also requested to check their record and provide
(i) Whether any stay (part/ full) is currently in force on the said properties with respect to sealing and demolition actions. (ii) In case a stay (part/ full) exists, steps to vacate the stay may be initiated at the earliest so that necessary action can be taken further.

After detailed deliberation in the meeting, following was decided:

1. CL Branch informed that they would hold an internal meeting with their senior authority and SLO (LD). Accordingly, appropriate action will be initiated by them in case of violations of the lease conditions related to the properties in question and inform the Hon'ble Court accordingly.

(Action: Commercial Land Branch and SLO/LD)

2. Legal Department/ SLO (Bldg.) office informed that they have put up the matter before the Ld. CLA with request to entrust this matter to some Panel lawyer or LA/THC for getting the certified copy of all the record of the Suit no. 366/2012 titled as "M/s Janakpuri Jaina Towers Association vs Delhi Development Authority" and other related cases, if any, pending before any court of law concerning the properties. Information with regard to stay (part/ full) currently in force on the said properties with respect to sealing

and demolition actions shall be intimated to Building Section, DDA. In case a stay (part/ full) exists, steps to vacate the stay shall be initiated at the earliest

(Action: SLO/ Bldg.)

3. Necessary action against unauthorised construction as found in the properties in question during the site inspection dated 06.06.2024, 23.10.2024 and 16.05.2025, shall be taken by Building section, DDA, upon receipt of the status of any stay (part/ full) on the properties in question.

(Action: SLO/ Bldg. and Building Section.)

The meeting ended with vote of thanks to the chair.


04/06/2025

Dy. Director (Building) C&I

Copy to:

1. Addl. Commissioner (Plg.)-I/ Bldg., DDA - for information.
2. Director (Bldg.), DDA - for information.
3. Dy. Director (CL), DDA - for information & necessary action.
4. SLO (Bldg.), DDA - for information & necessary action.
5. SLO/ LD/ HC & DC - - for information & necessary action.
6. SLO/ LD/ DC - for information & necessary action.
7. Asstt. Engineer (Bldg.) - for information & necessary action.



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Annexure- 'A'
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आज़ादी का
अमृत महोत्सव

F22(01)86/Bldg.

Dated: 29.05.2025

ATTENDANCE SHEET

A meeting held under the chairmanship of Director (Building) on 29.05.2025 (Thursday) at 12:00 PM in Room No. C1/ 112, 1st Floor, Block-C, Vikas Sadan, INA, Delhi-110023, regarding unauthorised construction and misuse of the areas in Plot No. 3 (T.C. Jaina Tower-I) and Plot No. 6 (T.C. Jaina Tower-II), District Centre, Janakpuri, Delhi.

S.No.	Name	Designation & Deptt.	Contact No. & E-mail Id	Signature
1.	Director (Bldg.)			In-chair
2.	Seema Sethi	Dy. Dir (CL)	9958310686	
3.	Kulbir Singh	SLO/UD/DC	9910562439	
4.	Amit Singla	LA (P&V/Bldg) on behalf SLO (Bldg)	8699223400	A 29-5-2025
5.	Ruchi	LA (P&V/Bldg) on behalf of SLO (Bldg)	9650082281	Ruchi 29.05.2025
6.	Kapil Prashant	DD (Bldg.) (2/111)	9816224009	 29/05/2025
7.	VINAYAK NARAYAN	A.E (Bldg)	9999219526	 29/5/25
8.	Harinder Kumar	JE (Bldg.) C&I	9891208440	 29/05/25
9.				
10.				
11.				
12.				

BRIEF OF THE MATTER

1. With respect to the complaints received regarding unauthorized construction, misuse of property, and encroachment of the refuge area in the commercial building namely T.C. Jaina Tower-I & II, District Centre, Janakpuri, Delhi, field staff of Building Section, DDA has inspected both the properties (T.C. Jaina Tower-I & II) on 06.06.2024 & 23.10.2024, 16.05.2025 respectively, based on the available completion plans of the properties. As per the report of site inspection conducted, various deviations/encroachment and misuse were observed in the properties beyond completion plans of the properties in question.
2. Following the aforesaid inspections, Janakpuri Jaina Towers Association, New Delhi (Regd.) submitted representations regarding stay order dated 08.06.2011 (in suit No. 104/ 2010) & 16.03.2013 (in suit No. 366/2012) passed by the Hon'ble Court in respect of building T.C. Jaina Tower-I & II constructed on Plot No. 03 & 06, District Centre, Janakpuri, New Delhi respectively.
3. Accordingly, the Commercial Land (CL) Branch has already been requested vide letters dated 07.06.2024, 31.07.2024 & 04.10.2024 for T.C. Jaina Tower-I and letter 13.02.2025 for T.C. Jaina Tower-II to provide the current status of aforesaid suit nos. i.e. 104/2010 & 366/2012, action if any taken in this regard and to take necessary action with respect to violation of the lease conditions if any as misuse of the property was observed during the site inspection. CL Branch has also been requested vide e-file (Comp. No. 93462) to examine this matter and inspect the property in question for taking further appropriate action in case of violation of lease conditions.
4. Further, Legal Department, DDA has also been requested vide notes dated 07.06.2024, 31.07.2024 & 04.10.2024 for T.C. Jaina Tower-I and letter 13.02.2025 for T.C. Jaina Tower-II to provide the current status of the aforesaid suit Nos. i.e. 104/2010 & 366/2012. Legal Department has also been requested vide e-file (Comp. No. 93471) to provide (i) Whether any stay is currently in force on the said property with respect to sealing and demolition actions. (ii) In case a stay exists, steps to vacate the stay may be initiated at the earliest so that necessary action can be taken further.
5. At present, the matter titled *Tulsi Dass (Complainant) vs. M/s Aar Pee Apartments Pvt. Ltd. (Accused)* [Ct. Case No. 17129/2020], concerning Plot No. 6 (T.C. Jaina Tower-II), is sub-judice before the Hon'ble Court. The Court has sought a report on the action taken by DDA in response to complaints related to the said property.